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**To:** Planning Commissioners  
**Subject:** Additional Materials Received

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Planning Commission September 6, 2012

**Item No. 1a: Draft Minutes of August 23, 2012**

**Item No. 3b: 441 Old Newport Medical Office Building – PA011-056**

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-----Original message-----

**From:** Jim Mosher <[jimmosher@yahoo.com](mailto:jimmosher@yahoo.com)>  
**To:** "Houston, Rob" <[RHouston@newportbeachca.gov](mailto:RHouston@newportbeachca.gov)>  
**Sent:** Thu, Sep 6, 2012 17:54:55 GMT+00:00  
**Subject:** Written comments on Sept. 5, 2012 evening Planning Commission agenda

To whom it may concern:

Regarding the posted packet for the Planning Commission's September 5, 2012 regular evening agenda I have the following observations regarding the two items I've reviewed.

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Item 1 ("Minutes of August 23, 2012") --

On page 3, in the first full paragraph under "ITEM NO. 5 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT":

1. I suspect "a Zone Code Amendment" was meant read "a ZONING Code Amendment"
2. In "the proposed Telecomm ordinance" I believe the customary spelling is "Telecom" with a single "m" as used in the staff report for the afternoon Study Session.

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**Item 3 ("441 Old Newport Medical Office Building (PA2011-056)") --**

Comment 1: On page 3 of PC 4, the "Reciprocal Parking Easement Agreement" (p. 29 of the 41 page PDF), the final two lines of Condition 2 appear to say Ocean View Medical Investors is being given the right to park ONLY in the "rear portion" of the Soffer property, which appears to be the currently unpaved area designated on Exhibit C (p. 35 of the staff report). This differs from the plan shown on the last page of the report (p. 41) which also shows 5 cars parallel parked in the paved front area of the Soffer property (that the aerial photo on p. 2 seems to show currently striped for 5 or 6 diagonal spaces).

Comment 2: If the aerial photo is correct and if the vacant restaurant were to reopen in its current configuration, then under the plans shown in the staff report there would appear to be NO paved parking spaces available for the restaurant use during the hours when the proposed medical office is operating at full capacity.

Comment 3: Although the report says the Parking Management Plan creates no traffic hazards, it appears cars have to use Old Newport Boulevard to move between the two parking lots. Wouldn't it be better and safer to establish and require an on-property connection through which cars could move without using the public road?

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Yours,

Jim Mosher